

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2011**

- 2. APPLICATION: Z10-025 (10335-00000-00478)**  
**Location:** 4037 LOCKBOURNE ROAD (43207), being 1.9± acres located at the corner of Lockbourne Road and Vernon Avenue (010-243368, Far South Columbus Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** To bring the site into zoning conformance.  
**Applicant(s):** Robert Lytle c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Robert Lytle; 4041 Lockbourne Road; Columbus, OH 43207.  
**Planner:** Dana Hitt, 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o The applicant is applying for a rezoning and concurrent Council variance to bring the existing site configuration and uses into zoning conformance. The 1.9± acre site was developed under Franklin County zoning regulations and was annexed in 1998. The applicant did not apply for a comparable rezoning at that time. The site contains a fishing bait processing and packaging operation, mobile homes and storage units.
- o To the north is a park in the in the R-2, Residential District. To the east across Lockbourne Road is industrial development in the M-1, Manufacturing District. To the south and west are single-unit dwellings in Franklin County.
- o The site lies within the boundaries of the *Scioto Southland Area Plan (2007)*, which recommends commercial development for this location.
- o The L-C-4 text includes use limitation, landscaping, and screening provisions.
- o The Columbus Thoroughfare Plan identifies Lockbourne Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed L-C-4, Limited Commercial District would allow a range of commercial uses. The existing mobile homes will become nonconforming and may remain in accordance with the nonconforming use regulations in the Zoning Code. The concurrent Council variance, which is not part of this hearing, will conform the existing fishing bait processing and packaging operation and storage units should City Council approve it. The request is compatible and consistent with development in the area and will bring more in conformance with the *Scioto Southland Area Plan (2007)*.





## LIMITATION TEXT

**PROPOSED DISTRICT: L-C-4, Limited Commercial**

**EXISTING DISTRICT: Rural**

**PROPERTY ADDRESS: 4037 Lockbourne Road**

**OWNER: Robert Lytle**

**APPLICANT: Robert Lytle**

**DATE OF TEXT: May 4, 2011**

**APPLICATION NUMBER: Z10-025**

**1. INTRODUCTION:** The subject site was originally developed in Franklin County under the Light Industrial District which provided for manufacturing, commercial and residential uses. The site has over the last 50 years developed with residential, commercial and manufacturing uses. The property was annexed into Columbus in 1998 and no follow up zoning was initiated by the owner at that time. The owner is seeking the L-C-4 district to legalize the existing commercial uses and provide guidance for future redevelopment of the property. The property to the east is zoned for manufacturing uses (M-1) to the south and west is commercial in the County, and to the north is a city park. The proposed text will allow the continued use of the property and development standards for future redevelopment of the property.

**2. PERMITTED USES:** Those uses listed in C-4, C-3, C-2 and C-1 zoning classifications only the following uses shall also be permitted in the C-4 zoning district:

Appliance Stores  
Automobile Accessories and Parts  
Automobile Driving Training Facility  
Caterers  
Check Cashing and Loans  
Consumer Goods Rental  
Discount Department Stores  
Electronics Stores  
Floor Covering Stores  
General Merchandise Stores  
Household and Personal Goods Maintenance and Repair  
Linen and Uniform Supply  
Motor Vehicle Accessories and Parts Dealers  
Reupholster and Furniture Repair  
Sporting Goods and Outfitters Stores  
Supermarkets  
Used Merchandise Stores  
Vending Machine Operators  
Carpet and Upholstery Cleaning Services  
Exterminating and Pest Control Services  
Janitorial Services  
Paint and Wallpaper Stores  
Dwelling units, as allowed under C.C. 3356.05

The following uses shall be prohibited in the C-3, C-2 and C-1 zoning classifications:

Armored car, investigation, guard and security services  
Astrology, fortune telling and palm reading  
Crematory  
Display advertising  
Funeral homes and services  
Parking lots and garages  
Repossession services

**3. DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District).

A. Density, Height, Lot and/or Setback commitments.

1. The minimum building setback shall be 30 feet and minimum parking setback.

B. Access, Loading, Parking and/or other Traffic related commitments.

N/A

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. A tree row shall be established along Lockbourne Road containing one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way and shall have a minimum caliper of 2" on planting.

2. The parking setback along Lockbourne Road, shall be screened from adjacent public right-of-way with a 3-4' average height continuous planting hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof.

3. Adjacent to the city park (northern property line) the applicant shall install 3 deciduous and 1 evergreen tree per 100 linear feet within the setback area along the existing private street (Vernon Road).

D. Building design and/or Interior-Exterior treatment commitments.

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

N/A

F. Graphics and Signage commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments.

1. At the time of redevelopment the developer shall install a sidewalk along its Lockbourne Road frontage.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature: \_\_\_\_\_

\_\_\_\_\_

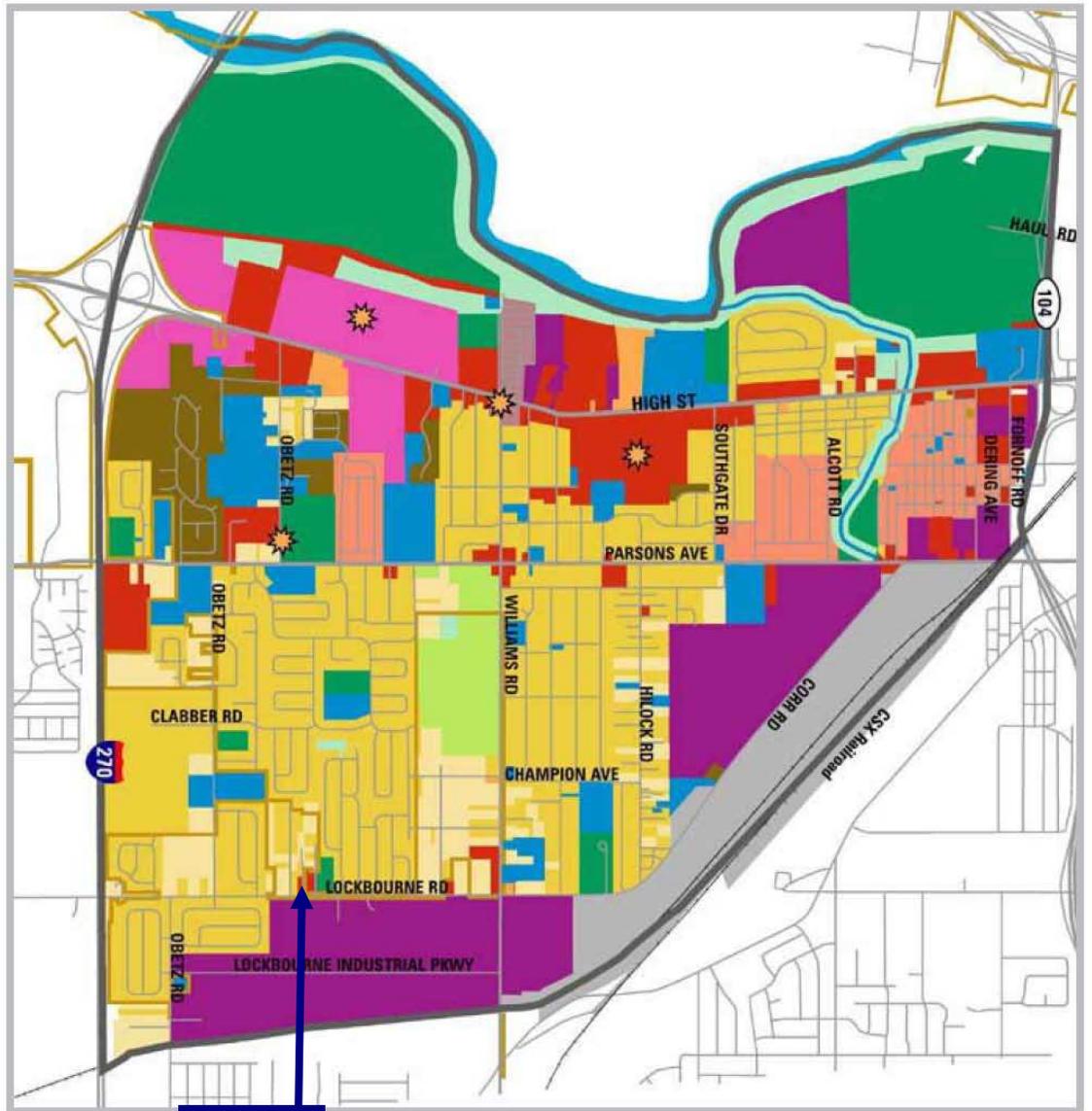


Figure 10  
Land Use Plan

- Open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-6 du/acre)
- Single-Family (6-8 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed-Use Regional Commercial
- Commercial
- Office
- Light Manufacturing
- Railroad
- Columbus/Corporate Boundary
- Neighborhoods Centers

**From:** Baldwin, Mathew S. [mailto:MSBaldwin@columbus.gov]  
**Sent:** Thursday, April 28, 2011 5:19 PM  
**To:** Hitt, Dana  
**Cc:** Jack Reynolds; TED EISLEBEN  
**Subject:** Zoning reference: Z10-025 / CV10-036

Mr. Hitt -

At its April 4, 2011 regular meeting, the Scioto Southland Civic Association voted to support the recommendation to approve the proposed re-zoning on Lockbourne Road referenced above. If you have any questions, please call Ted Eisleben, our Zoning Chair at 449-3233. Thank you.

Matthew S. Baldwin  
Corresponding Secretary  
Scioto Southland Civic Association

**From:** Baldwin, Mathew S. [mailto:MSBaldwin@columbus.gov]  
**Sent:** Thursday, April 28, 2011 5:24 PM  
**To:** Hitt, Dana  
**Cc:** Jack Reynolds; TED EISLEBEN  
**Subject:** Zoning reference: Z10-025 / CV10-036

Mr. Hitt -

At its April 7, 2011 meeting, the Far South Columbus Area Commission voted to support the recommendation to approve the proposed re-zoning on Lockbourne Road referenced above. If you have any questions, please call Ted Eisleben, our Zoning Chair at 449-3233. Thank you.

Matthew S. Baldwin  
Corresponding Secretary  
Far South Columbus Area Commission



4307 Lockbourne Road  
1.9± acres  
R to L-C-4

Z10-025